



Volume XXII

# CONSTRUCTION BULLETIN

PUBLISHED IN THE INTERESTS OF REAL ESTATE ANALYST SUBSCRIBERS BY

ROY WENZLICK & CO.

*Real Estate Economists, Appraisers and Counselors*

Copyright 1953 by ROY WENZLICK & CO. - Saint Louis

DECEMBER 21

1953

Number 57

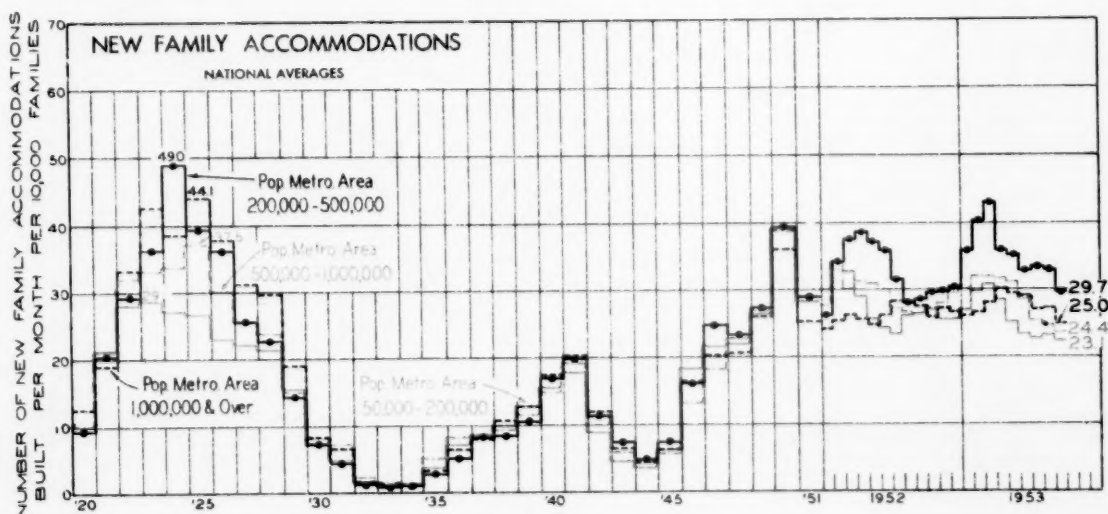
## PRIVATE RESIDENTIAL STARTS AHEAD OF 1952

**P** RIVATE residential construction volume increased 1.5% in the first three-quarters of 1953 (831,500 units) over the same period in 1952 (819,400). At the same time, public housing starts fell off 33-1/3%, or from 48,900 to 32,600.

In the 140 metropolitan areas covered in this Construction Bulletin there were 445,087 new private residential units put under construction during the first 9 months of 1953 compared with only 408,768 during the first 9 months of last year. Thus we see that in these 140 metropolitan areas, private residential construction volume increased 8.9% compared with a 1.5% increase for the country as a whole.

If we subtract the number of private residential starts made in the 140 metropolitan areas from the number made in the entire country, we find that during the first 9 months of 1952 there were 410,632 private residential units started outside of the 140 metropolitan areas. The corresponding figure for 1953 is 386,413. This represents a drop in construction volume of 5.9% in these small town and rural nonfarm areas.

As shown by the map on page 514, the gains and losses in construction volume in the 140 metropolitan areas were very evenly distributed geographically. These losses and gains were also evenly distributed numerically - 70 areas gained in construction volume and 70 areas lost.



Residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. Recently, all Federally subsidized slum clearance and war housing projects have been included, as have buildings privately built and financed with government loans.

The blue italicized numerals on each chart give the number of new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built

per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the solid red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the dash-dot line); and for those areas having a population of over 1,000,000 (the dashed red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on page 513 we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

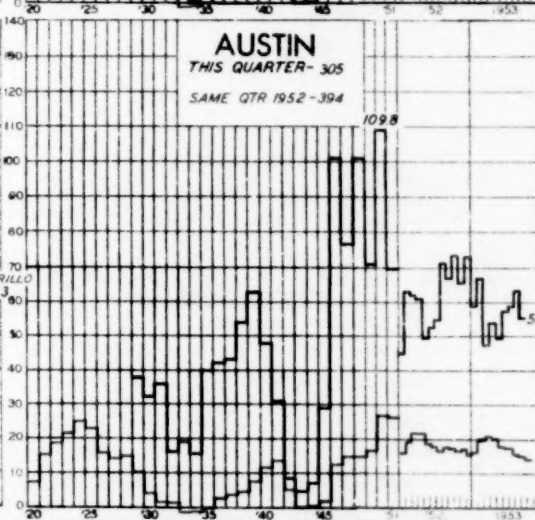
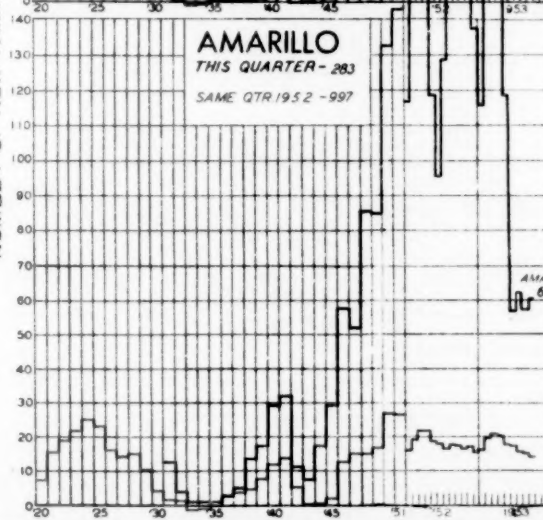
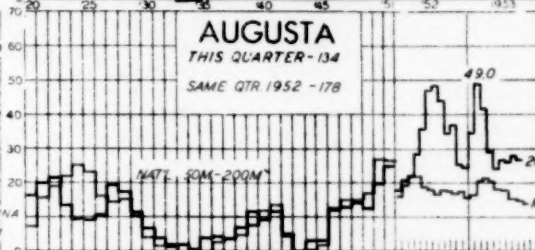
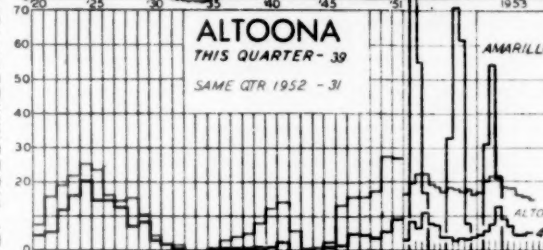
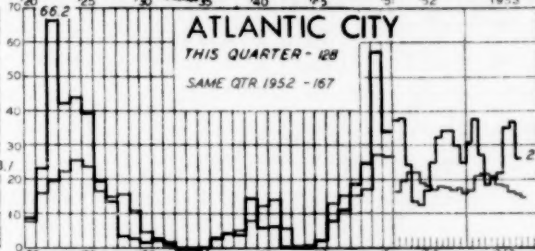
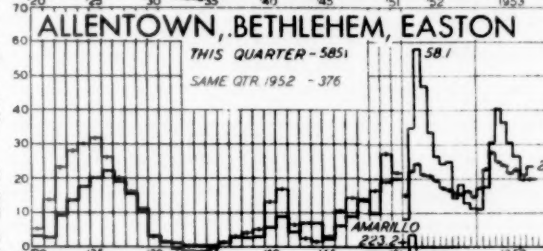
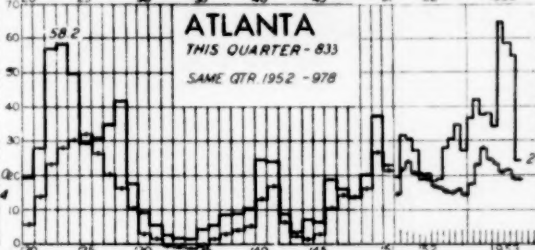
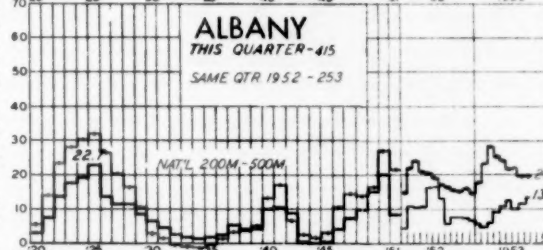
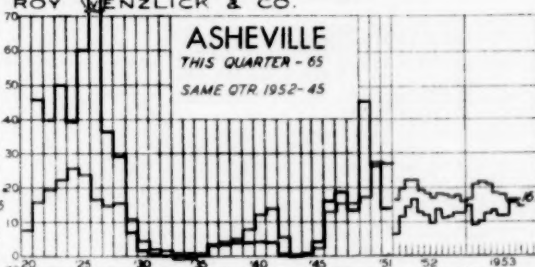
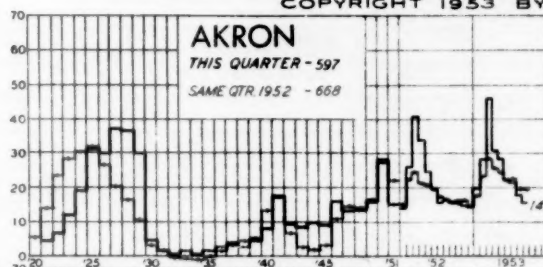
#### CHANGES IN VOLUME OF RESIDENTIAL CONSTRUCTION FIRST THREE QUARTERS OF 1953 COMPARED WITH FIRST THREE QUARTERS OF 1952



# NEW FAMILY ACCOMMODATION PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

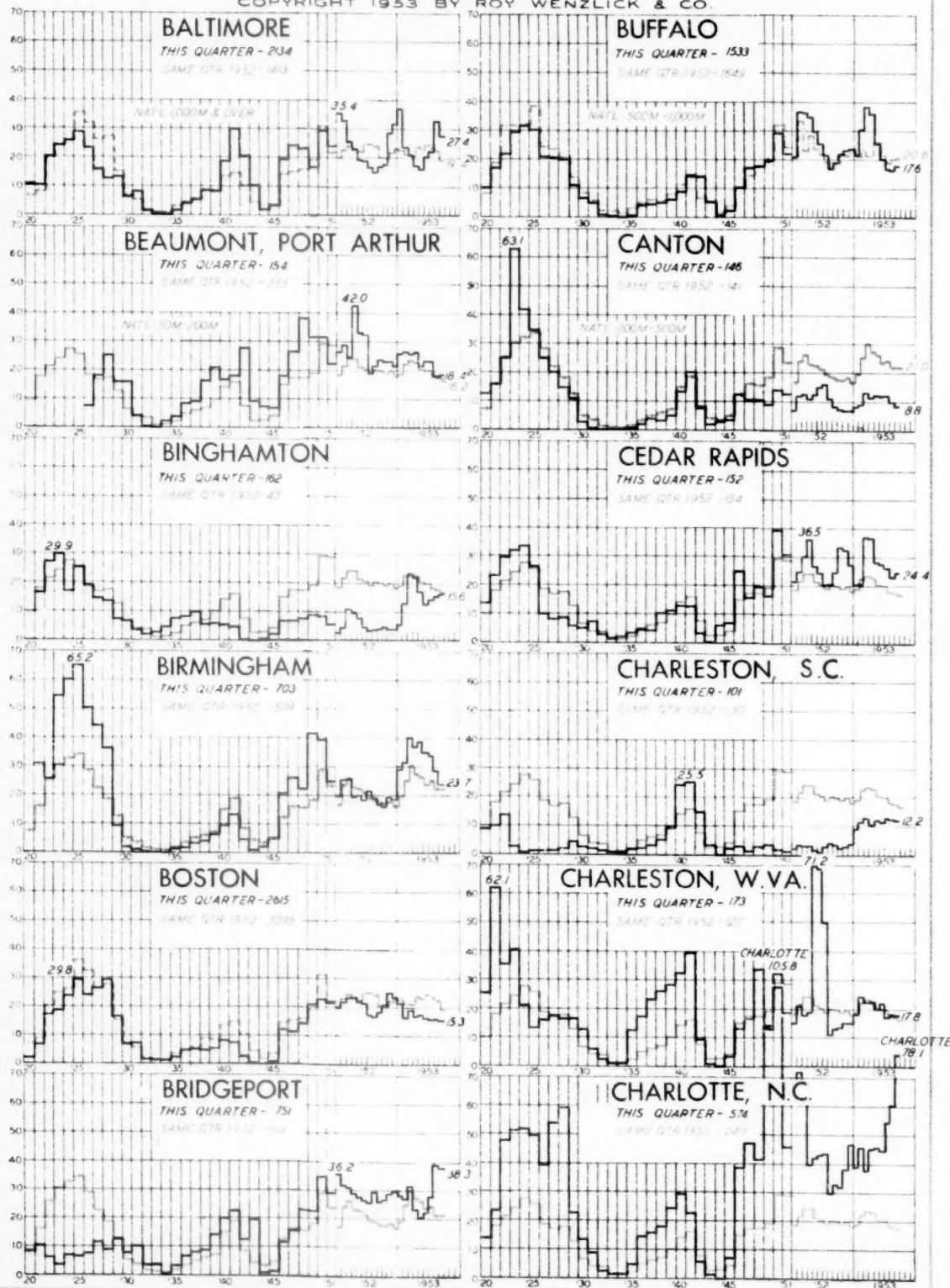
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

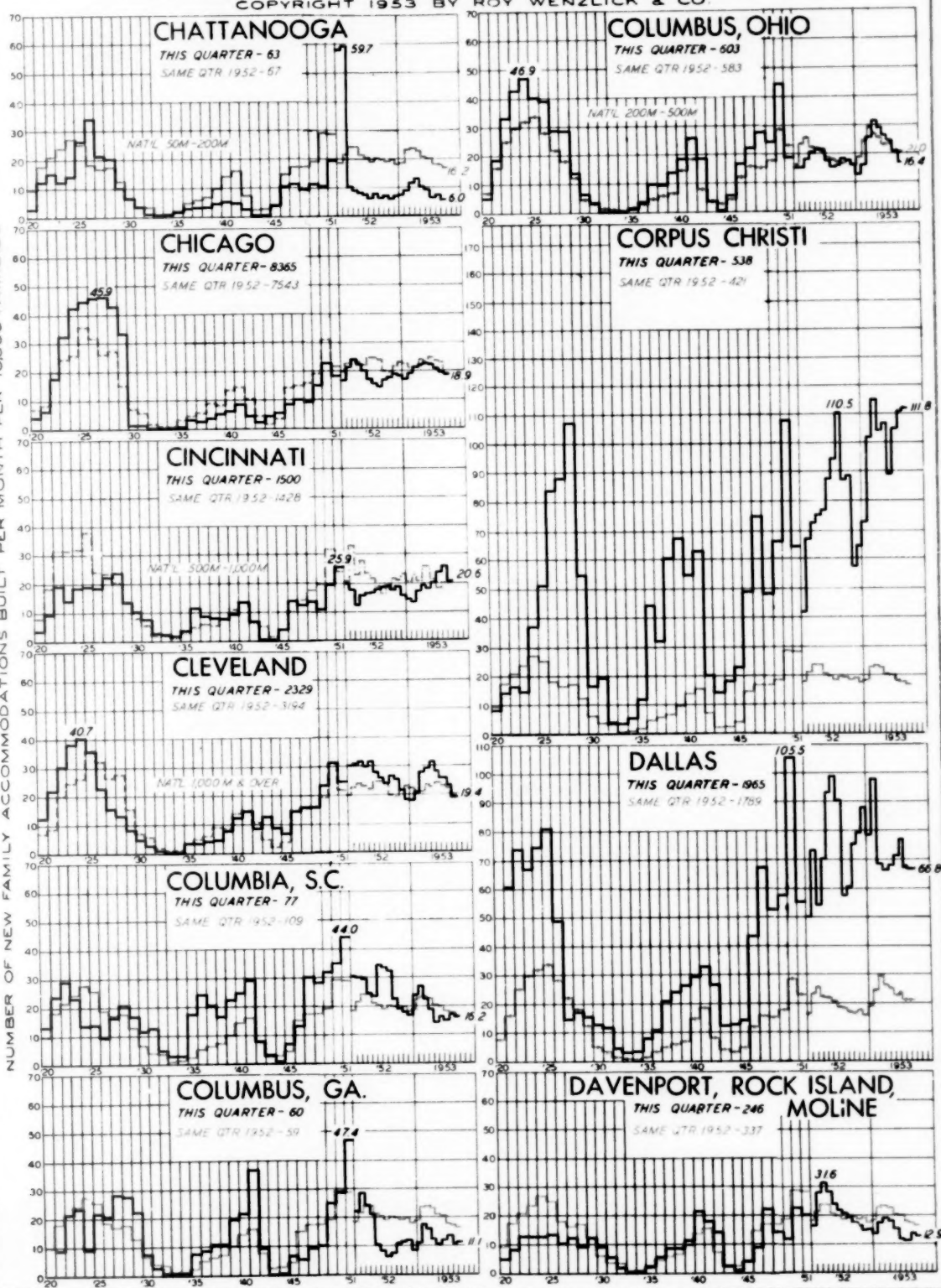




# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

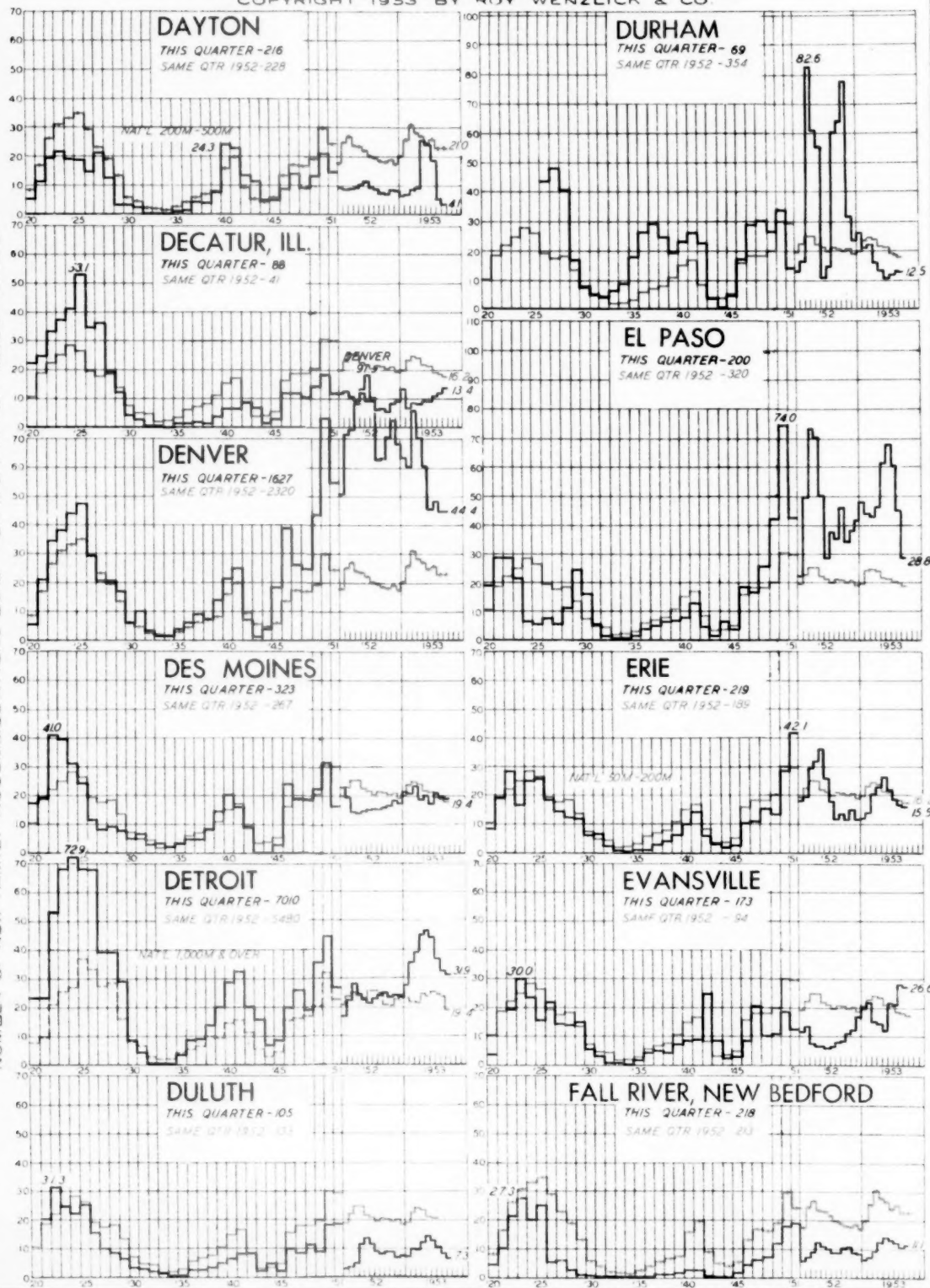
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

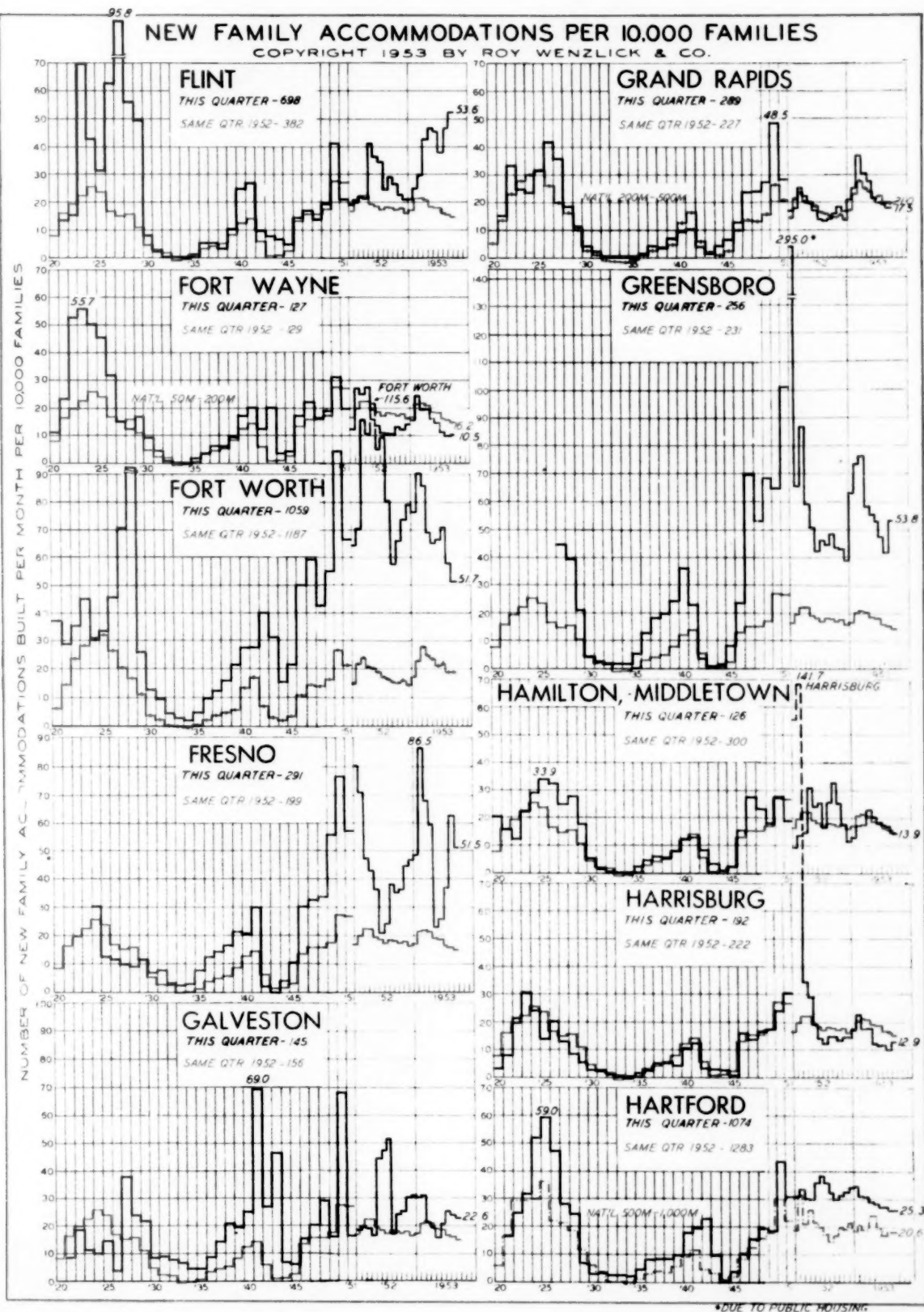


# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

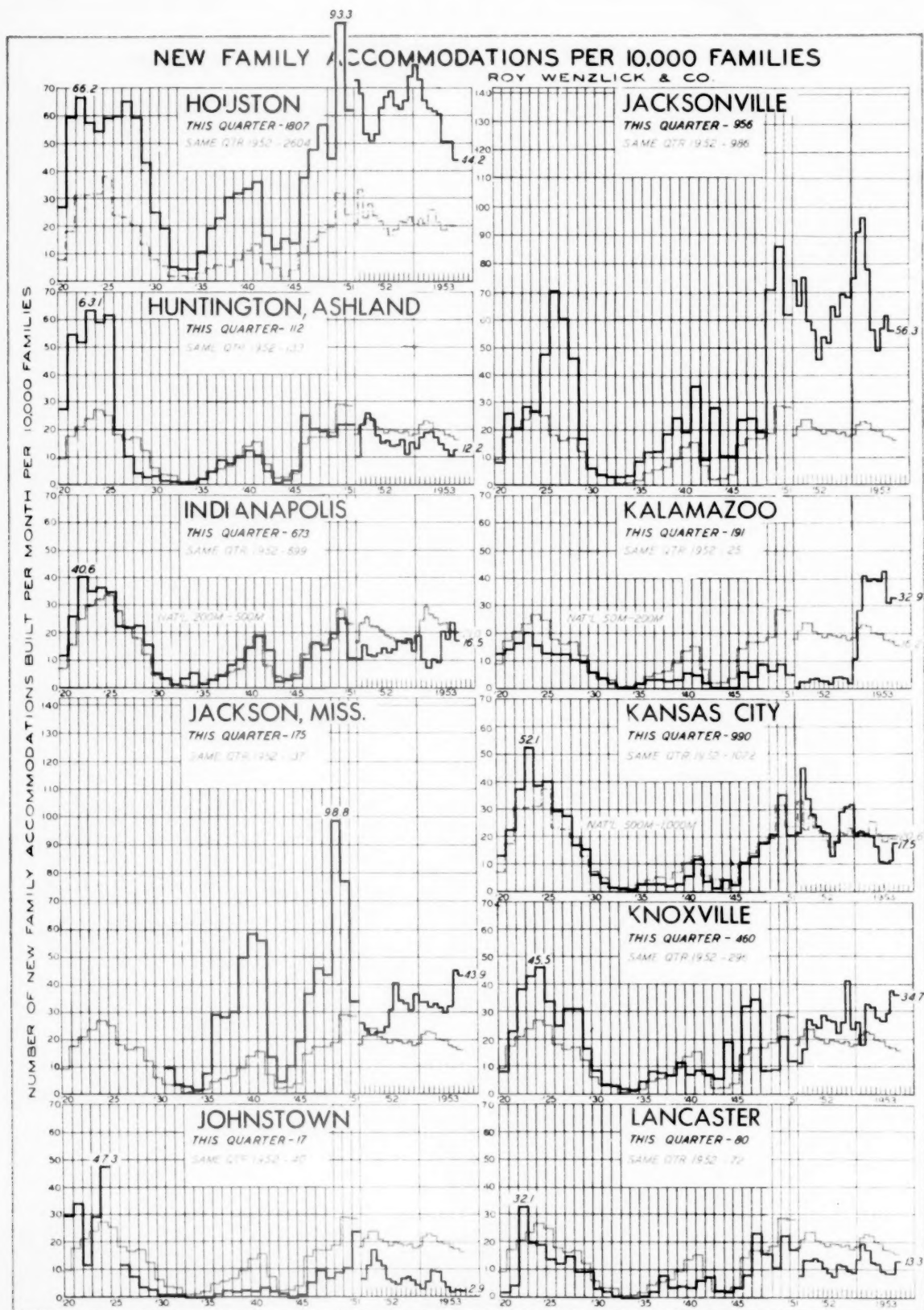
COPYRIGHT 1953 BY ROY WENZLICK & CO.

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES







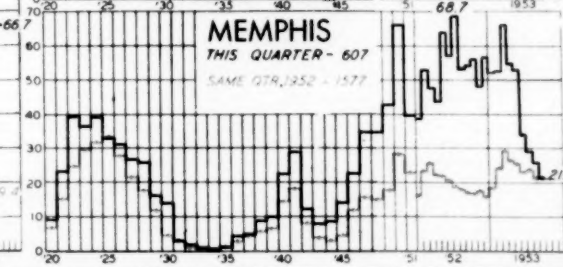
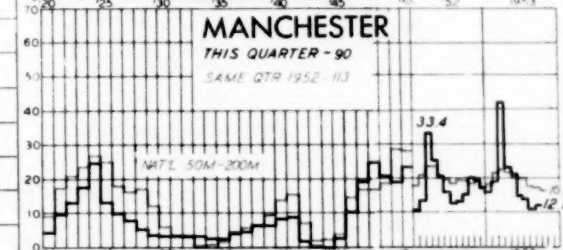
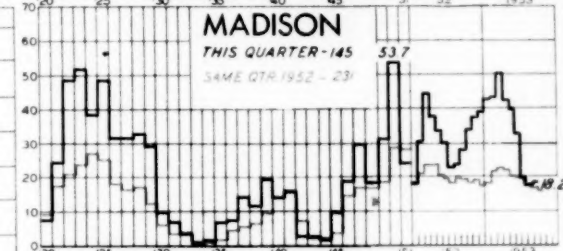
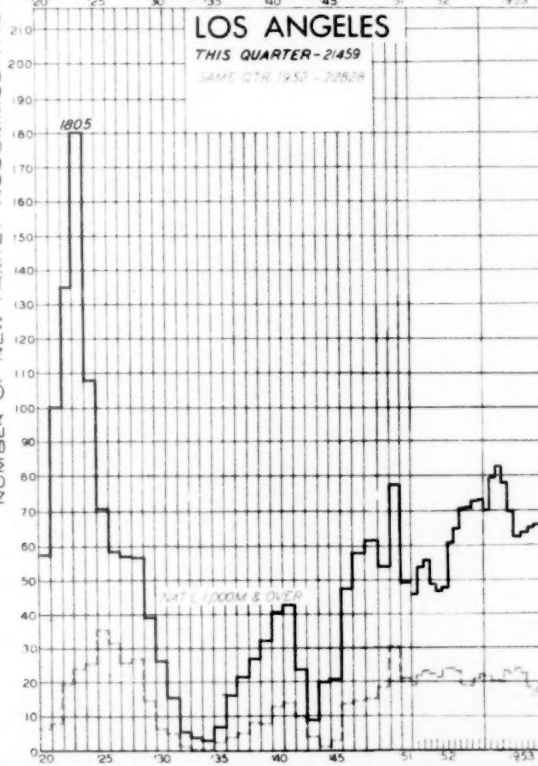
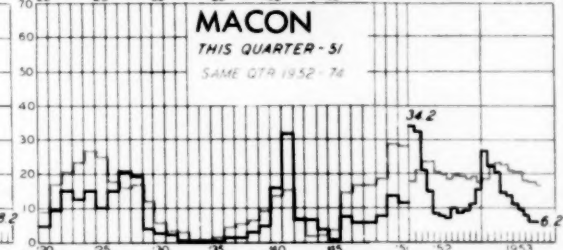
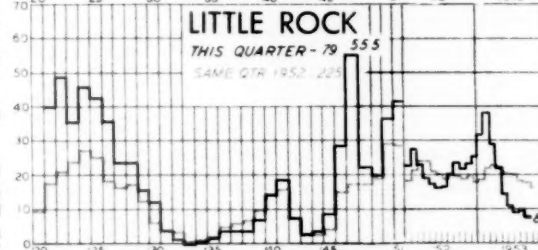
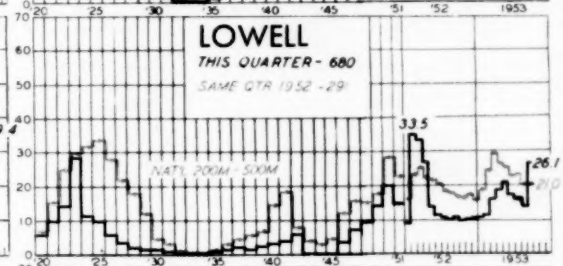
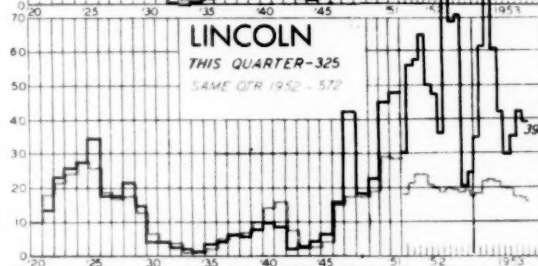
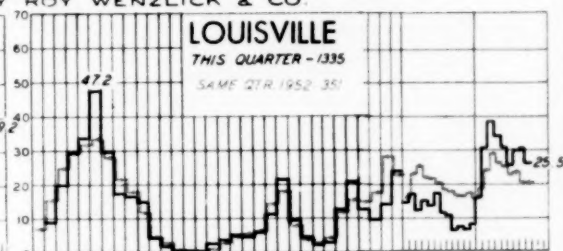
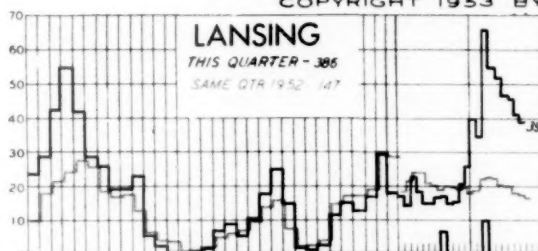


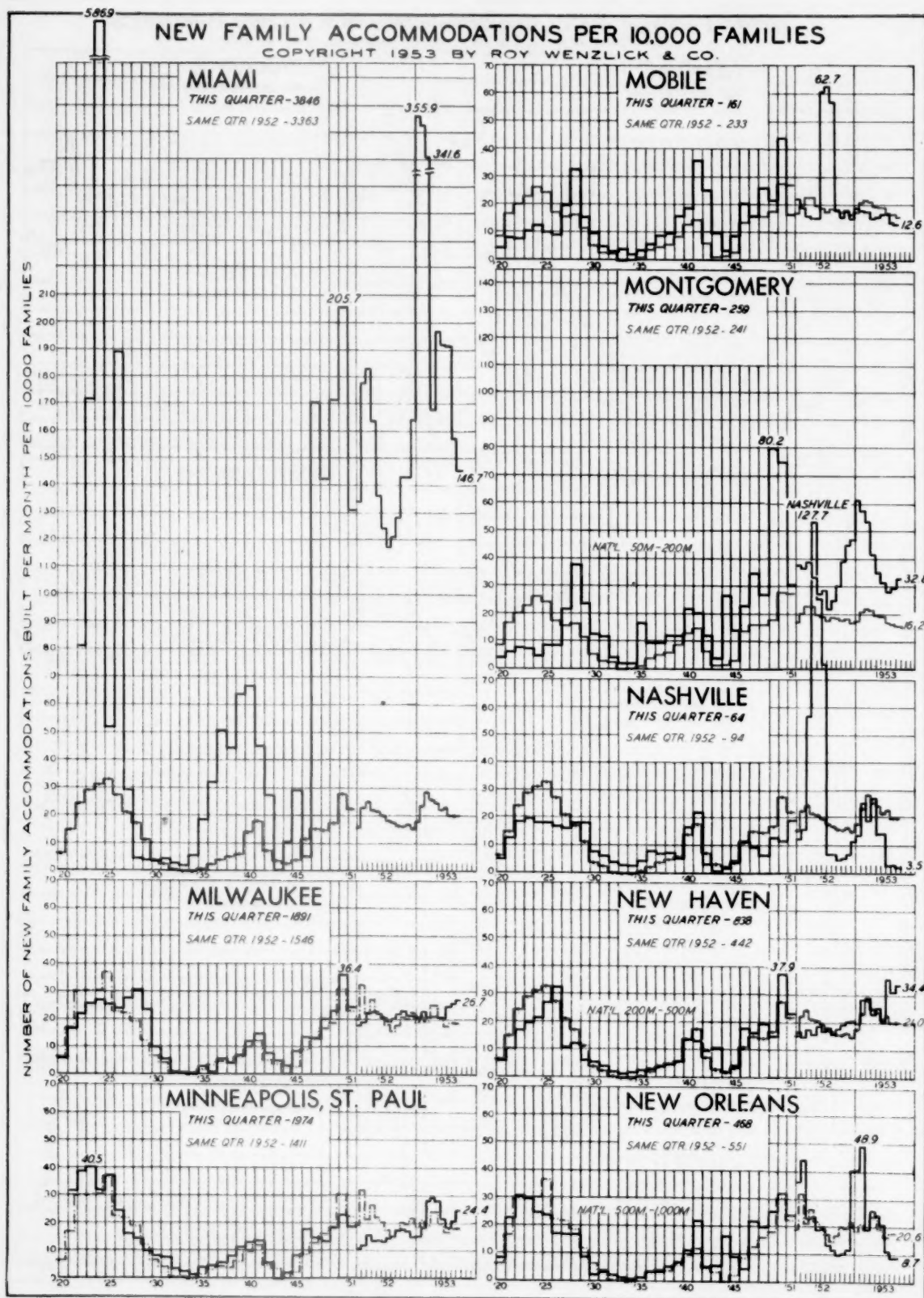


# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

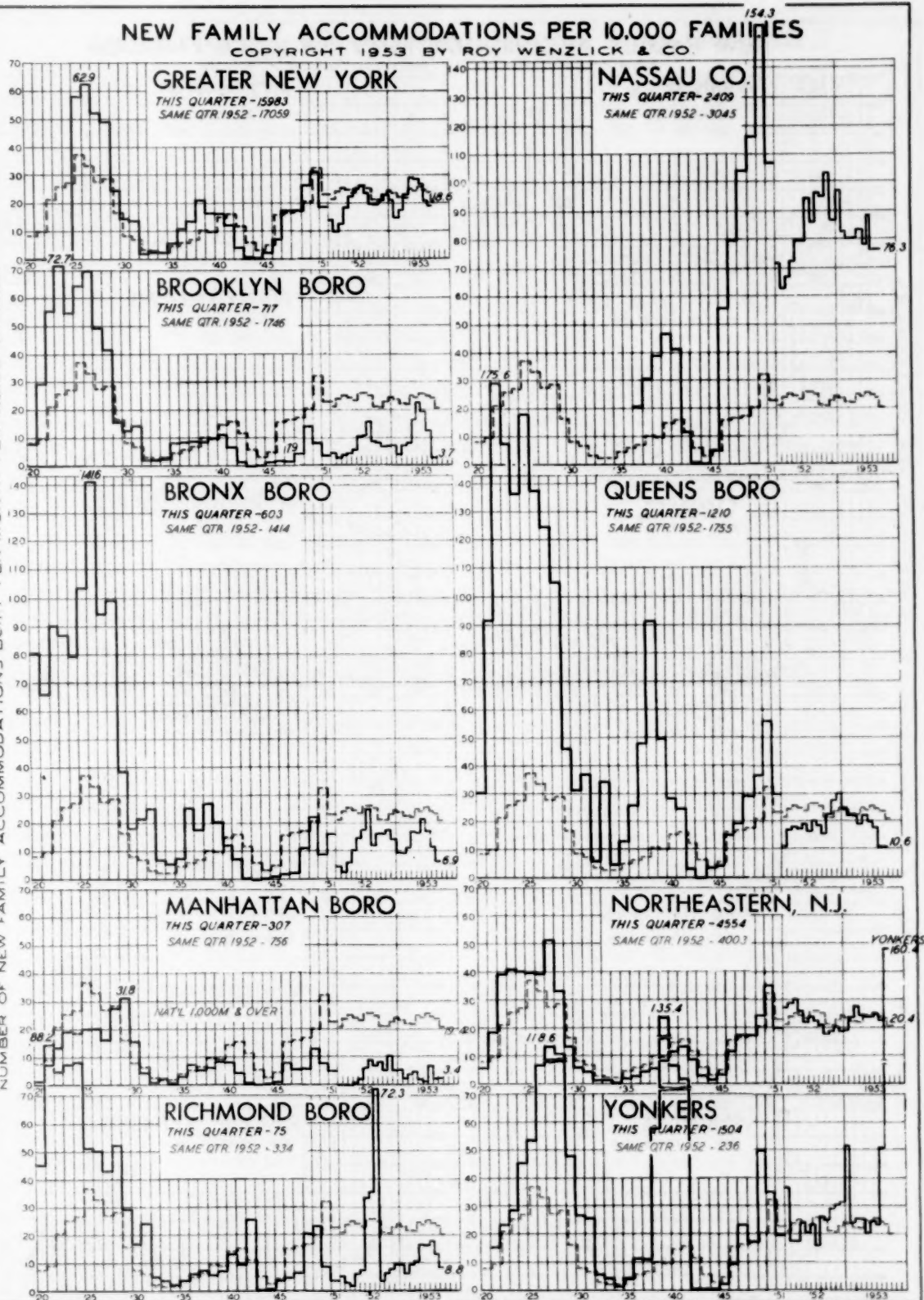




# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

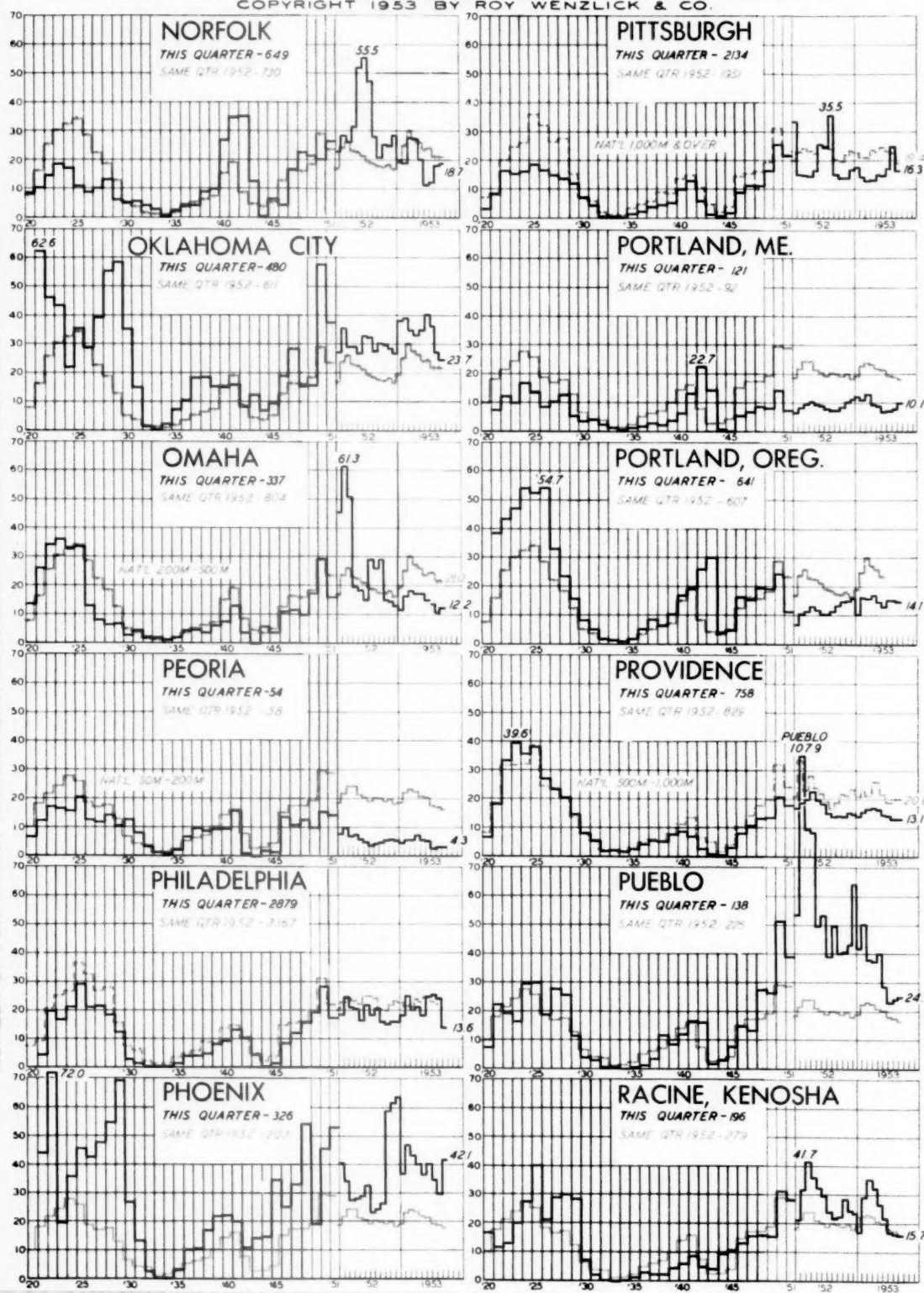




# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

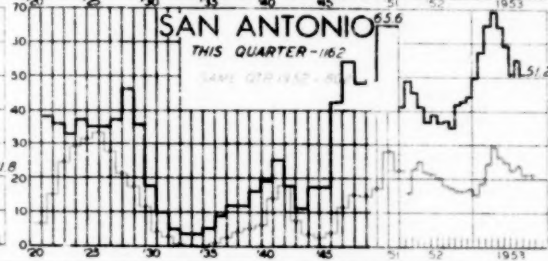
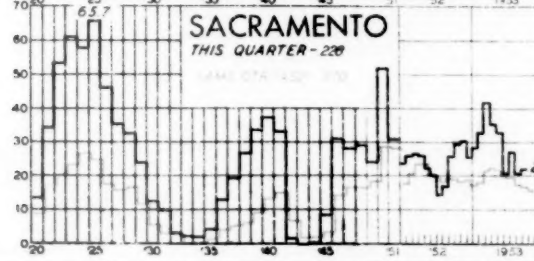
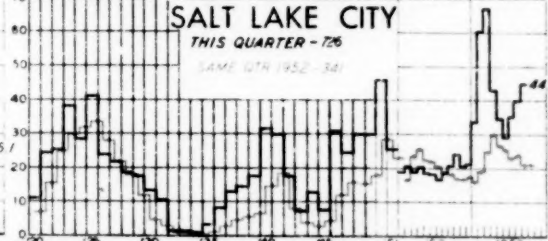
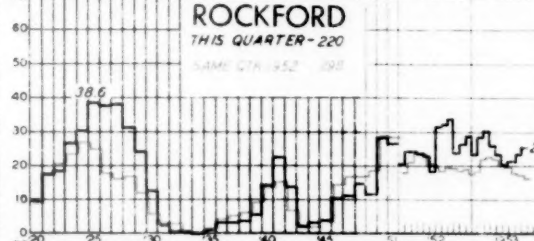
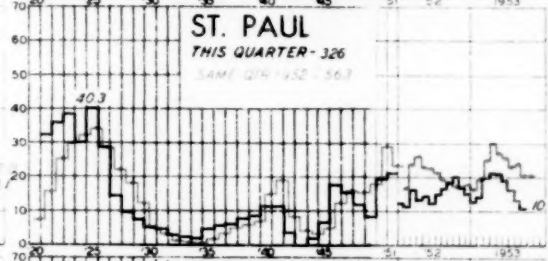
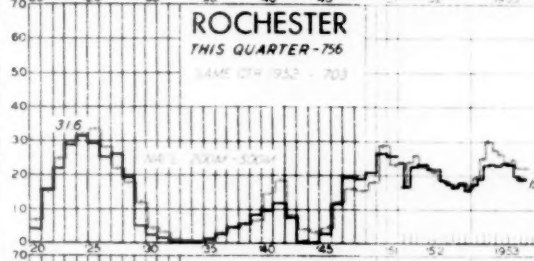
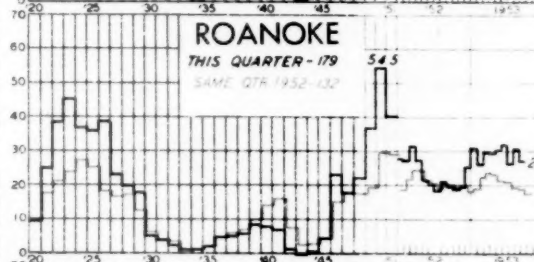
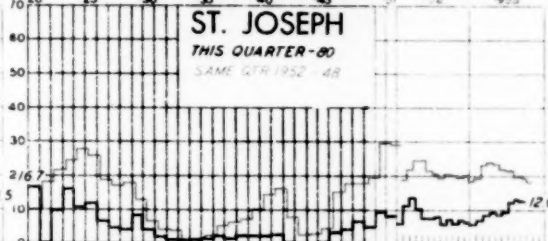
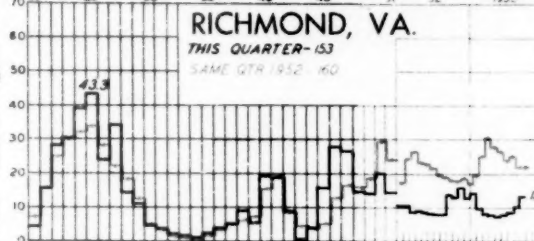
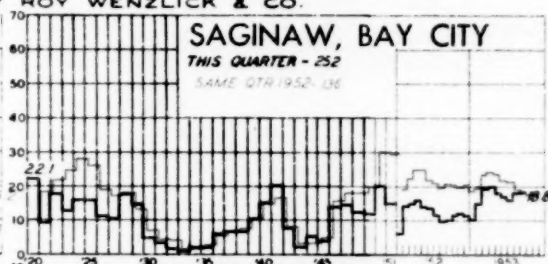
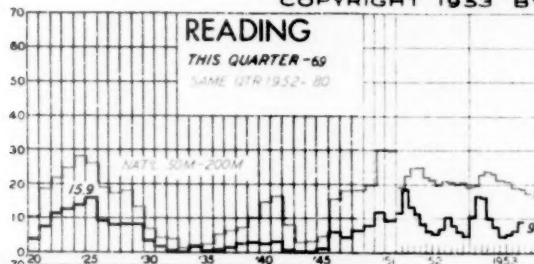


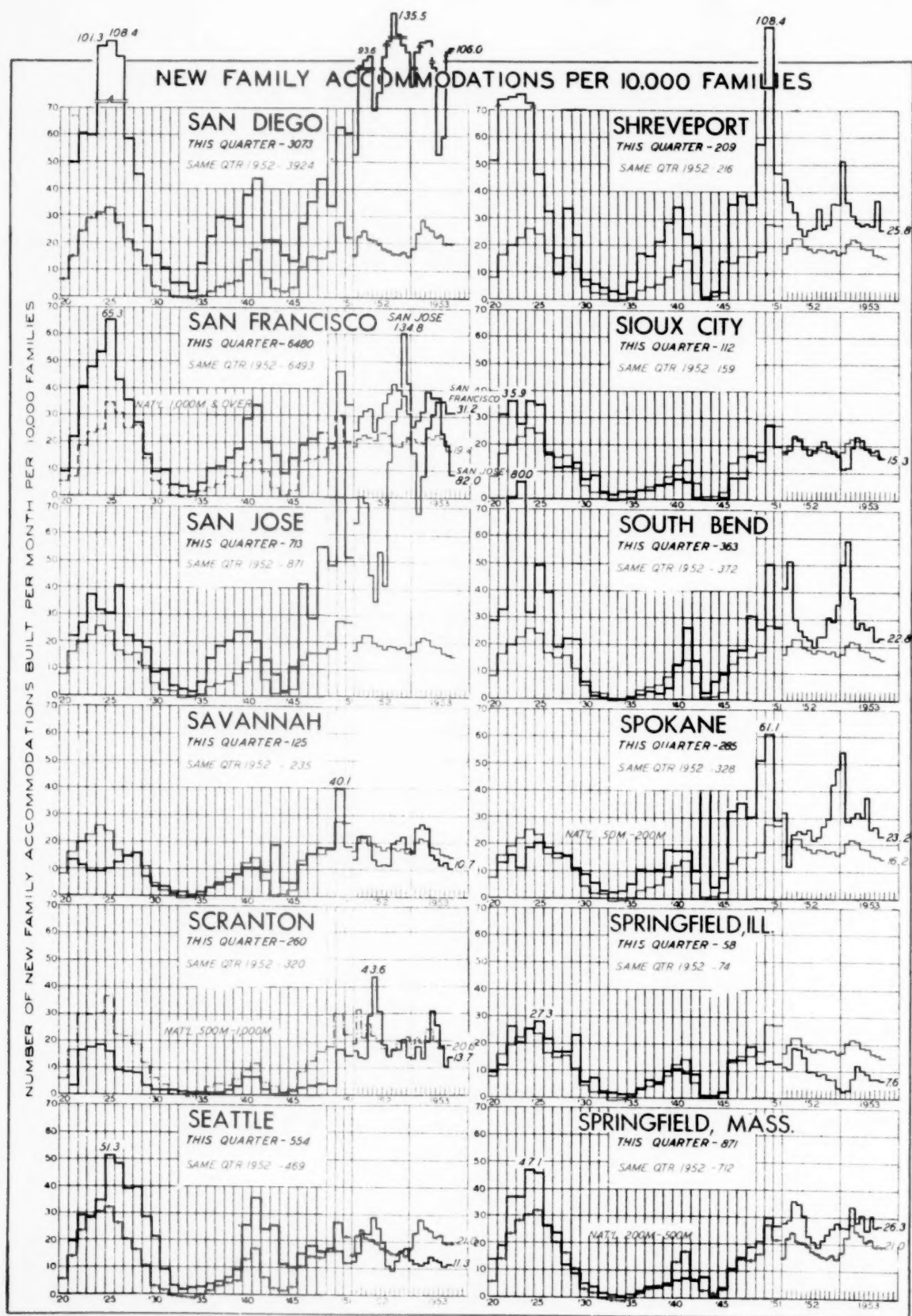


# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

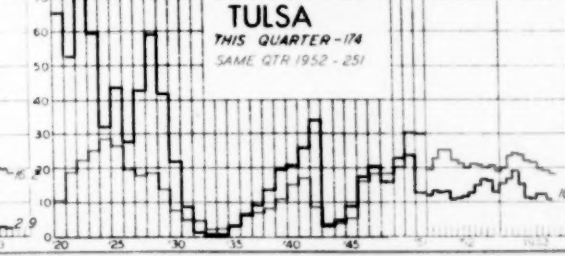
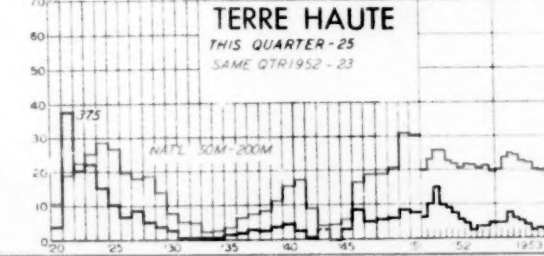
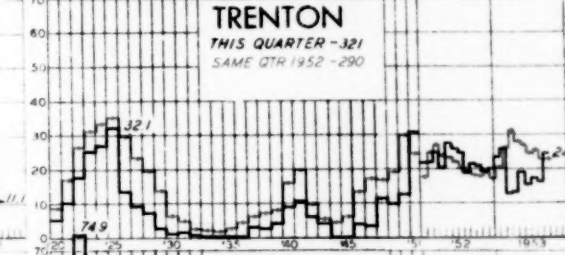
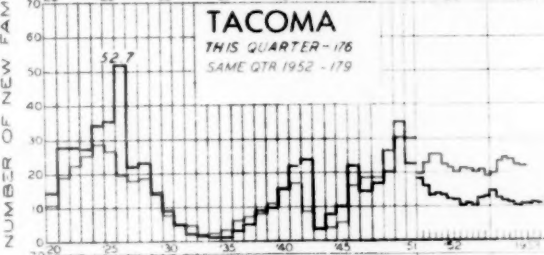
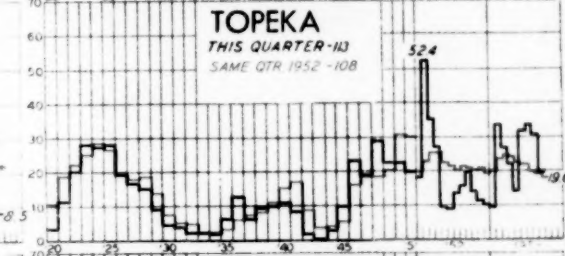
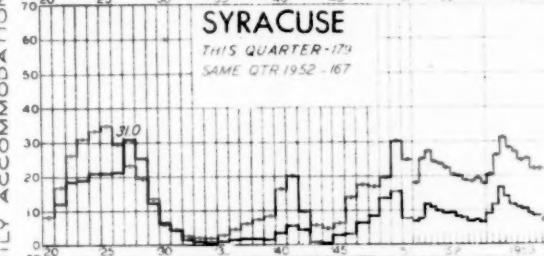
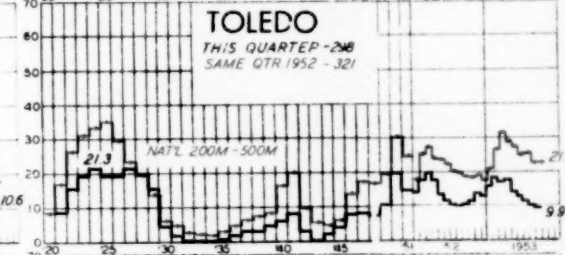
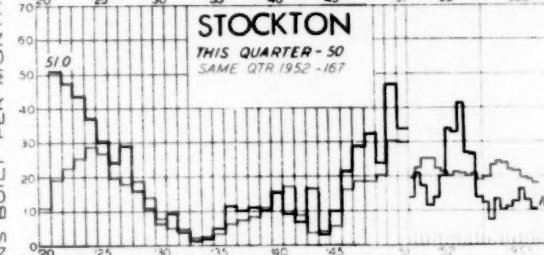
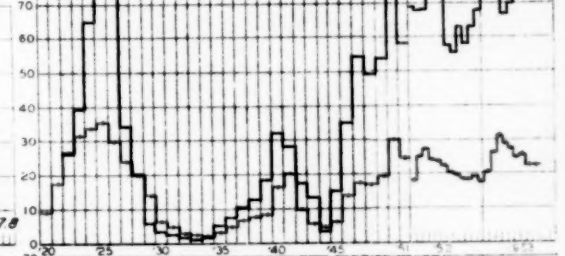
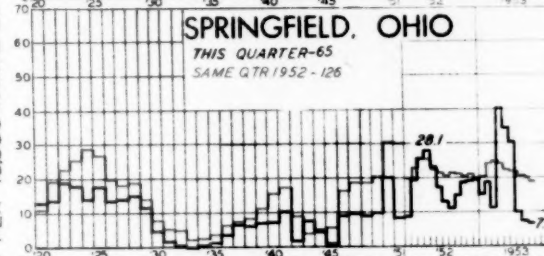
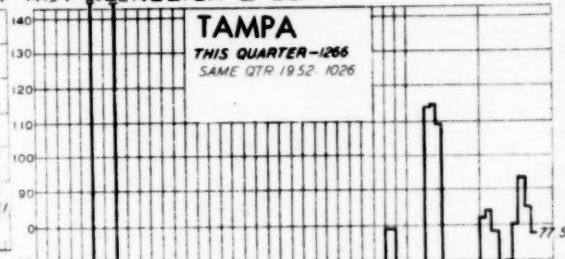
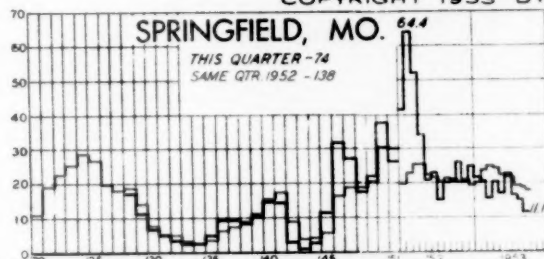




# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES





NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

